

EPA Region 5 Records Ctr.



287989

Appendix C-1

**DESCRIPTION OF
71.436 ACRES
CINCINNATI DAYTON ROAD**

Situate in the State of Ohio, County of Butler, Township of Union, lying in Section 22, Township 3, Range 2, Miami River Survey, being part of the 41.938 acre tract conveyed as "TRACT ONE", part of the 11.507 acre tract conveyed as "TRACT TWO" to Elsa M. Skinner-Morgan by deed of record in Deed Book 1702, Page 581 and all of the 24.852 acre tract conveyed to Elsa M. Skinner by deed of record in Deed Book 773, Page 438, records of the Recorder's Office, Butler County, Ohio and being more particularly described as follows:

BEGINNING at a railroad spike set in the centerline of Cincinnati Dayton Road (St. Rte. 25) (60 feet in width) at a common corner of said 11.507 acre tract and the 1.425 acre tract conveyed to the United States Postal Service by deed of record in Deed Book 1664, Page 568;

Thence the following two (2) courses and distances along the line common to said 11.507 and 1.425 acre tracts:

1. Thence S 49°49'16" E, a distance of 363.65 feet, to an iron pin set at a common corner of said 11.507 and 1.425 acre tract;
2. Thence N 39°59'08" E, a distance of 171.00 feet, to an iron pin set a common corner of said 1.425 acre tract and the 1.599 acre tract conveyed to the United States Postal Service by deed of record in Deed Book 1179, Page 264;

Thence N 29°34'04" E, a distance of 280.08 feet, along the line common to said 11.507 and 1.599 acre tracts, to an iron pin set in the southerly line of a 1.886 acre tract conveyed to Marcellus & Jessie Osner by deed of record in Deed Book 6063, Page 0052 at a common corner of said 11.507 and 1.599 acre tract;

Thence S 49°50'29" E, a distance of 173.99 feet, along a line common to said 11.507 and 1.886 acre tracts, to an iron pin set at a common corner of said 11.507 and 1.886 acre tracts;

Thence N 22°45'12" E, a distance of 330.00 feet, along a westerly line of said 11.507 acre tract and the easterly lines of said 1.886 acre tract and the 1.49 acre tract conveyed to Floyd Gadberry & Sara Saville by deed of record in Deed Book 6061, Page 0763, to an iron pin found in the southerly line of a 0.903 acre tract conveyed to Marian Fern Anderson by deed of record in Deed Book 974, Page 557 at a common corner of said 11.507 and 1.49 acre tracts;

Thence S 86°23'42" E, a distance of 67.50 feet, along the line common to said 11.507 and 0.903 acre tracts, to an iron pin found at a common corner of said 0.903 acre tract and the 71.41 acre tract conveyed as Parcel #1 to Helen Bruson Frankel by deed of record in Deed Book 1404, Page 201;

Thence S 85°43'26" E, a distance of 1394.25 feet, along the northerly lines of said 11.507, 41.938 and 24.852 acre tracts and the southerly line of said 71.41 acre tract, to an iron pin found at a common corner of said 24.852 and 71.41 acre tracts;

Thence the following two (2) courses and distances along the lines common to said 24.852 and 71.41 acre tracts:

1. Thence N 04°29'40" E, a distance of 726.21 feet, to an iron pin set;
2. Thence S 85°36'23" E, a distance of 408.57 feet, to an iron pin found in the westerly line of a 3.59 acre tract at a common corner of said 24.852 and 71.41 acre tracts;

Thence S 14°18'38" E, a distance of 161.30 feet, along the line common to said 24.852 and 3.59 acre tracts, to an iron pin set in the westerly line of a 300 foot wide railroad right-of-way conveyed to the C.C.C. & St. Louis Railroad at a common corner of said 24.852 and 3.59 acre tracts;

Thence S 12°01'50" W, a distance of 1865.15 feet, along the line common to said 24.852 acre tract and the 300 foot wide railroad right-of-way, to an iron pin found at a common corner of said 24.852 acre tract and the 73.857 acre tract conveyed to Steven L. & Linda L. Binder by deed of record in Deed Book 5436, Page 408;

Thence S 89°19'46" W, a distance of 1161.04 feet, along the southerly line of said 24.852 acre tract, partly along the southerly line of said 41.938 acre tract, partly along the northerly line of said 73.857 acre tract and partly along the northerly line of a 1.38 acre tract conveyed to Maria Elsa Skinner Roy & Dean Roy by deed of record in Deed Book 1384, Page 631, to an iron pin found at a common corner of said 41.938 acre tract and the 0.449 acre tract conveyed to Ray A. Skinner by deed of record in Deed Book 1475, Page 655;

Thence the following three (3) courses and distances along the common lines to said 41.938 and 0.449 acre tracts:

1. Thence N 07°19'46" E, a distance of 58.61 feet, to an iron pin set;
2. Thence N 75°15'44" W, a distance of 225.36 feet, to an iron pin found;
3. Thence S 07°03'31" W, a distance of 118.98 feet, to an iron pin set in the aforesaid northerly line of the 1.38 acre tract at a common corner of said 41.938 and 0.449 acre tracts;

Thence S 82°18'08" W, a distance of 530.95 feet, along a southerly line of said 41.938 acre tract and the northerly lines of said 1.38 and 73.857 acre tracts, to an iron pin set at a common corner of said 41.938 acre tract and the 5.976 acre tract conveyed to Ray A. Skinner by deed of record in Deed Book 1475, Page 657;

Thence the following two (2) courses and distances along the lines common to said 41.938 and 5.976 acre tracts:

1. Thence N 05°52'37" W, a distance of 108.95 feet, to a point;
2. Thence N 46°47'35" W, a distance of 303.64 feet, passing an iron pin set at a distance of 10.00 feet, to an iron pin set;

Thence N 42°59'08" E, a distance of 129.69 feet, partly across said 41.938 acre tract and partly along the line common to said 41.938 and 11.507 acre tracts, to an iron pin set at a common corner of said 41.938 and 11.507 acre tracts;

Thence the following two (2) courses and distances continuing along the lines common to said 41.938 and 11.507 acre tracts:

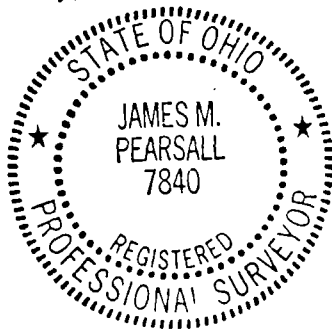
1. Thence N 35°52'38" E, a distance of 269.24 feet, to an iron pin set;
2. Thence N 35°18'33" E, a distance of 212.79 feet, to an iron pin set;

Thence the following two (2) courses and distances, across said 11.507 acre tract;

1. Thence S 85°10'44" W, a distance of 241.56 feet, to an iron pin set;
2. Thence N 49°49'16" W, a distance of 500.00 feet, to railroad spike set in the aforesaid centerline of Cincinnati Dayton Road and westerly line of said 11.507 acre tract;

Thence N 39°59'08" E, a distance of 60.00 feet, along said centerline of Cincinnati Dayton Road and westerly line of said 11.507 acre tract, to the POINT OF BEGINNING. Containing 71.436 acres, more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of N 39°59'08" W, for the centerline of Cincinnati Dayton Road, of record in Deed Book 1702, Page 581, Recorder's Office, Butler County, Ohio.



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R.D. ZANDE & ASSOCIATES, INC.

James M. Pearsall
James M. Pearsall
Registered Surveyor No. 7840

1/27/2000
Date

